**From:** Bbosa, Rashid - E&E [<mailto:Rashid.Bbosa@Oxfordshire.gov.uk>]   
**Sent:** 24 November 2016 12:59  
**To:** Bob Neville  
**Subject:** Ref: 16/02030/F - The Pheasant Pluckers Inn Burdrop Banbury

Hi Bob,

Please find observations I wish to make regarding the application referenced below;

Application Summary

**Reference:** 16/02030/F

**Location:** The Pheasant Pluckers Inn Burdrop Banbury OX15 5RQ

**Proposal:** Erection of a single storey building providing 3 No en-suite letting rooms - re-submission of 16/01525/F

**Recommendation:** No Objection. Oxfordshire County Council as Local Highway Authority do not wish to object to the grant of planning permission hereby sought, making observations that the proposals would not have a significant detrimental impact on highway safety and traffic movement.

Comments

First, I would like to point out an inconsistency in the supporting statement accompanying this application. I notice that paragraph 3.2 of the statement suggests that the footprint of the proposed structure shall be over part of the a private garden whereas Paragraph 4.3 states that the proposed building shall be in the pub’s car park. Clarification on this needs to be made. However, for this consultation I shall lean on the worst case, thus assuming that the proposals shall sit within an existing car park.

My understanding is that the proposal is not likely to affect the parking provision much as it shall be sited within the car park. The application form (section 10) indicates that there are 20 existing and 20 proposed after the development.

The question is really, whether an additional 2-3 vehicles (as a result of the development) could be accommodated safely in nearby roads. That being said, I remain of the opinion that any overflow parking can be accommodated and would not have a severe impact on road safety. I now appreciate that the land actually is in use as a pub car park.

Whether 20 spaces is adequate for the viability of the pub is something we cannot really comment on. Based on this, I wish to raise no objection from a Highways and Traffic movement perspective.

Should you wish to clarification please do not hesitate to contact me.

Kind regards,

Rashid

**Rashid Bbosa**

Transport Engineer – Transport Development Control

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